

WASHINGTON COUNTY (UTAH). COUNTY RECORDER ^[1325]

DEEDS (WASHINGTON), 1875-1949.

2 microfilm reels

DESCRIPTION: In March 1867, Congress passed "An Act for the Relief of the Inhabitants of Cities and Towns upon the Public Lands" (Statutes at Large, Treaties, and Proclamations, of the United States of America, vol. XIV, chap. CLXXVII), which established county probate judges as intermediaries to distribute land and adjudicate ownership for individuals living in surveyed communities on the public domain. As the Washington County probate court proceeded to follow this direction, the county recorder established a new set of deeds books for Washington City and Harrisburg. The first records in these books are conveyances from the federal government to the probate judge followed by conveyances to individual claimants in these communities (Deed Book H). Thereafter, the documents in this series include a wide variety of deeds and other land related documents. Deed Book H also contains mining deeds and notices of location for the Harrisburg Mining District. All books in this series contain court decrees relating to estate settlements, preemption and homestead certificates conveying land to individuals from the United States government, and state land certificates conveying land to individuals from the State of Utah. Washington deed books also include a few miscellaneous records such as powers of attorney, affidavits of identity, and bishop's certificates. Deed Record Book R 2 and R 3 contain numerous tax deeds, in which property was sold to recoup delinquent taxes. They contain a number of right of way deeds, which authorize a telephone or telegraph company to install and operate telegraph and telephone equipment, and they contain easements, authorizing encroachment for other constructions, such as irrigation.

ARRANGEMENT: Documents in Washington County deed record books are arranged chronologically in the order recorded.

RESEARCH NOTE: Sections of Books H and R are difficult to read because the ink has faded.

RELATED RECORDS: Prior to 1875 deeds for this area were recorded in DEEDS, series 84219. Earlier deeds and land certificates were recorded in LAND CERTIFICATES, series 23279. Series 22875 , LAND CLAIMS ADJUDICATION RECORD BOOKS, contain the probate court hearings which generated the deeds for transfer of city lots in Washington City from the probate judge to residents. Water certificates and deeds, miscellaneous records, mortgages, tax deeds, and leases, originally recorded in these books were later recorded in WATER CERTIFICATES AND DEEDS, series 23251; MISCELLANEOUS RECORDS, series 82707; MORTGAGES, series 82705; AUDITOR'S TAX DEEDS, series 84213; and AGREEMENTS AND LEASES, series 84209. Additional early mining claims and deeds were recorded in the records of the Harrisburg Mining District: MINING RECORDS, series 23675. Since boundaries governing which deeds were recorded in different record books were general and not specific, deeds for the Washington area might also be recorded in DEEDS (SAINT GEORGE), series 23286; DEEDS (SILVER REEF), series 23263; or DEEDS (TOQUERVILLE), series 23265. After 1949 land related documents for this area were recorded in OFFICIAL RECORDS, series 7067. ABSTRACTS (SECTIONAL LAND), series 16432 and ABSTRACTS (TOWNS), series 23555 contain a chronological history of each property by township and section or by plat and block number, and indicate the book and page where each action was recorded. GRANTEE AND GRANTOR INDEXES, series 82703 and 82704, provide name indexes to all records in this series recorded after 1888. Specific document types are referenced in MISCELLANEOUS RECORDS INDEX, series 23468; POWERS OF ATTORNEY INDEX, series 23685; and WATER CLAIMS INDEX, series 82708.

PROCESSING NOTE: Washington County Deed Record Books H, R, and R 2-3 were microfilmed by Utah State Archives in July and August 1973 and processed by Rosemary Cundiff in April 2001.

PREFERRED CITATION: Cite the Utah State Archives and Records Service, the creating agency name, the series title, and the series number.

CONTAINER LIST

Reel	Description
1	Jan 1875-Oct 1879 (Deed Record Book H)
1	Oct 1879-Sep 1902 (Deed Record Book R)
2	Nov 1902-Nov 1920 (Deed Record Book R 2)
2	Nov 1920-May 1949 (Deed Record Book R 3)

